



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

**Plaza del Sol Hearing Room, Basement, Plaza del Sol Building**

March 22, 2006

9:00 a.m.

**MEMBERS:**

Sheran Matson, AICP, DRB Chair  
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

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**NOTE:** UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

**NOTE:** INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

**NOTE:** REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

A. Call to Order: 9:00 A.M.

Adjourned: 12:10 P.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

**1. Project # 1002591**

06DRB-00249 Major-Two Year SIA

TIERRA WEST LLC agent(s) for KPS GROUP INC request(s) the above action(s) for all or a portion of Tract(s) C & G, FOUR HILLS VILLAGE SHOPPING CENTER & APT COMPLEX, zoned SU-1 PDA RES & COMM, located on CENTRAL AVE SE, between TRAMWAY BLVD SE and DORADO PL SE containing approximately 6 acre(s). [REF: Z84-124, 03AA00608] (L-22) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1004639**  
06DRB-00254 Major-SiteDev Plan Subd  
06DRB-00255 Major-Preliminary Plat Approval  
06DRB-00256 Minor-Sidewalk Variance  
06DRB-00257 Minor-Temp Defer SDWK
- RIO GRANDE ENGINEERING agent(s) for WASHINGTON INVESTORS request(s) the above action(s) for all or a portion of Lot(s) 313-A-2-B, ACRES ADDITION (to be known as **VENTANA DEL BOSQUE SUBDIVISION**) zoned RA-2 residential and agricultural zone, located on MOUNTAIN RD NW, between GABALDON DR NW and LULAC AVE NW containing approximately 5 acre(s). [REF: 06DRB00055] [*Deferred from 3/22/06*] (J-12) **DEFERRED AT THE AGENT'S REQUEST TO 3/29/06.**
3. **Project # 1004709**  
06DRB-00222 Major-SiteDev Plan BldPermit
- JOHN KLEE ARCHITECTURE agent(s) for THREE AM, LLC request(s) the above action(s) for all or a portion of Lot(s) 2, Phase 2, **JOURNAL CENTER, UNIT 2**, zoned IP, located on WASHINGTON NE, between RUTLEDGE NE and WOLCOTT NE containing approximately 1 acre(s). (D-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK NOTES AND PARKING SPACES AND TO PLANNING FOR JOURNAL CENTER ARCHITECTURAL REVIEW COMMITTEE APPROVAL LETTER, 3 COPIES OF THE SITE PLAN AND THE 15-DAY APPEAL PERIOD.**
4. **Project # 1000128**  
06DRB-00247 Major-Vacation of Public Easements  
06DRB-00248 Minor-Prelim&Final Plat Approval
- MARK GOODWIN & ASSOCIATES PA agent(s) for RANDALL HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) D, Lot(s) 46-P1, 47-P1 & 48-P1, **STONEBROOKE ESTATES**, zoned RD (7DU/AC) located on SUNNY BROOK ST NE, between EAGLE ROCK AVE NE and PEBBLE STONE PL NE containing approximately 1 acre(s). [REF: 03DRB00640, 03DRB00659, 04DRB00580, 04DRB00581] (C-19) **THE VACATION WAS**

APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEERING FOR GRADING AND DRAINAGE CERTIFICATION AND TO PLANNING FOR THE 15-DAY APPEAL PERIOD.

5. **Project # 1004717**

06DRB-00253 Major-Vacation of Public Easements

TERRAMETRICS OF NEW MEXICO agent(s) for SKY BLUE INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) A, **SONORA SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on TESORO PL NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 1 acre(s). (C-18) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

6. **Project # 1001469**

06DRB-00232 Major-Vacation of Pub Right-of-Way

GARCIA/KRAEMER & ASSOCIATES agent(s) for JAMES STONE request(s) the above action(s) for all or a portion of Lot(s) 23 & 24, Block(s) 5, **SUNSET TERRACE**, zoned R-1 residential zone, located on STANFORD DR NE, between MOUNTAIN RD NE and COLUMBIA DR NE containing approximately 1 acre(s). [REF: 01ZHE01303, 01ZHE01401, 01BOA01662, 01BOA01634] *[Deferred from 3/15/06]* (J-16) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

**SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)**

**NOTE:** IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

**7. Project # 1001445**

06DRB-00317 Minor-Amnd SiteDev  
Plan Subd/EPC  
06DRB-00318 Minor-SiteDev Plan  
BldPermit/EPC

CONSENSUS PLANNING agent(s) for JENNIFER LIN request(s) the above action(s) for all or a portion of Lot(s) 13-B, BLACK RANCH (to be known as **HONG KONG CHINESE BUFFET**) zoned SU-1 FOR C-1/O-1, located on COORS BLVD NW, between SEVEN BAR LOOP NW and ALAMEDA BLVD NW containing approximately 3 acre(s). **[Stephanie Shumsky, EPC Case Planner]** (B-14) **THE AMENDED SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR EASEMENTS, DECEL LANE AND CROSS SECTIONS AND TO PLANNING FOR 3 COPIES OF THE SITE PLAN. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR EASEMENTS, DECEL LANE AND CROSS SECTIONS AND TO PLANNING FOR STEPHANIE SHUMSKY'S INITIALS AND 3 COPIES OF THE SITE PLAN.**

**8. Project # 1000195**

06DRB-00304 Minor-SiteDev Plan  
BldPermit/EPC

CLAUDIO VIGIL ARCHITECTS agent(s) for ASSOCIATED BUILDERS AND CONTRACTORS request(s) the above action(s) for all or a portion of Tract(s) M & L, **GATEWAY INDUSTRIAL PARK**, zoned SU-1/PID, special use zone, located on BROADWAY BLVD NE, between MENAUL BLVD NE and CLAREMONT AVE NE containing approximately 3 acre(s). [REF: 05DRB01545, 06EPC00012] **[Stephanie Shumsky, EPC Case Planner]** *[Deferred from 3/15/06]* (H-15) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF SITE PLAN.**

**MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS**

9. **Project # 1003551**  
06DRB-00354 Major-Final Plat  
Approval
- BRASHER & LORENZ agent(s) for NAYLOR DEVELOPMENT CORP LLC request(s) the above action(s) for all or a portion of Lot(s) 12, 13, 19, 20 & 21, Block(s) 11, Tract(s) 1, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on GLENDALE AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 5 acre(s). [REF: 05DRB01183, 05DRB001184] (B-19) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR 25-FOOT WATER/SEWER EASEMENT GRANTED TO ABCWUA, ADD PUE DEDICATION LANGUAGE TO COVER SHEET, ADD SIDEWALKS TO NOTE 12 AND TO PLANNING TO RECORD.**
10. **Project # 1003442**  
06DRB-00348 Minor-Prelim&Final Plat  
Approval
- WILKS COMPANY agent(s) for BRENT HEISCH request(s) the above action(s) for all or a portion of Tract(s) 37, **ALVARADO GARDENS, UNIT 2**, zoned RA-2 residential and agricultural zone, located on CAMPBELL RD NW, between GLENWOOD NW and TRELLIS NW containing approximately 2 acre(s). [REF: 04DRB01864] (G-12) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**
11. **Project # 1004760**  
06DRB-00349 Minor-Prelim&Final Plat  
Approval
- JACKS HIGH COUNTRY INC agent(s) for JJ & J PROPERTIES LLC request(s) the above action(s) for all or a portion of Tract(s) B-1-B-1, **WEST 66 ADDITION**, zoned C-2 community commercial zone, located on CENTRAL AVE NW, between UNSER NW and AIRPORT NW containing approximately 7 acre(s). (K-10) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

**12. Project # 1004163**

06DRB-00350 Minor-Prelim&Final Plat  
Approval

TERRAMETRICS OF NEW MEXICO agent(s) for JON E BOLTZ request(s) the above action(s) for all or a portion of Lot(s) 10, **SIERRA BONITA ADDITION**, zoned R-1 residential zone, located on BELL ROSE AVE NW, between 12<sup>TH</sup> ST NW and RIO GRANDE BLVD NW containing approximately 1 acre(s). [REF: 05DRB00743, 05DRB01219] (F-14) **PRELIMINARY AND FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK AND TO PLANNING TO RECORD.**

**13. Project # 1000961**

06DRB-00158 Minor-Prelim&Final Plat  
Approval

CARTESIAN SURVEYS INC agent(s) for MCT INDUSTRIES INC request(s) the above action(s) for all or a portion of Tract(s) C, **NORTH GATEWAY**, zoned IP industrial park zone, located on SAN MATEO BLVD NE, between BALLOON FIESTA PARKWAY NE and 125 containing approximately 17 acre(s). [REF: AA-97-98, ZA-97-375, V-97-7, DRB-97-6, ZA-92-107, 00DRB01730] [*Indef deferred from 2/15/06*] [*Was Listed under Project #1003790 in error*] [*Indef Deferred for SIA on 3/22/06*] (B-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/22/06 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT: THE SITE PLAN FOR SUBDIVISION MUST BE AMENDED, GRANT A CUL-DE-SAC RADIUS ON SAN MATEO. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

**NO ACTION IS TAKEN ON THESE CASES:**  
**APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING**

- 14. Project # 1002962**  
06DRB-00353 Minor-Sketch Plat or Plan
- WILSON & COMPANY agent(s) for THE TRAILS LLC, request for DRB recommendations to listing of Infrastructure for The Trails, PID (Public Improvement District), for all or a portion of Tract(s) 1-12 **THE TRAILS, UNIT 2**, zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW, between PASEO DEL NORTE NW and WOODMONT NW containing approximately 190 acre(s). [REF: 04DRB01319] (C-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
- 15. Project # 1004752**  
06DRB-00336 Minor-Sketch Plat or Plan
- RUTHERFORD DESIGN & CONSTRUCTION agent(s) for WILLIAM & JUDITH KILLGORE request(s) the above action(s) for all or a portion of Lot(s) 1 & 3, Block(s) A, **LUKE SUBDIVISION**, zoned RA-1 residential and agricultural zone, semi-urban area, located on RIO GRANDE BLVD NW, between LUKE CIRCLE NW and CANDELARIA RD NW containing approximately 1 acre(s). (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
- 16. Project # 1004602**  
06DRB-00316 Minor-Sketch Plat or Plan
- ROBERT JENKINS request(s) the above action(s) for all or a portion of Lot(s) G, **ALVARADO GARDENS, UNIT 2**, zoned RA-2, located on TRELIS NW, between CANDELARIA RD NW and CAMPBELL RD NW containing approximately 1 acre(s). (G-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

**17. Project # 1004743**

06DRB-00311 Minor-Sketch Plat or Plan

ANTHONY MONTTOYA request(s) the above action(s) for all or a portion of Lot(s) 55 & 56, Tract(s) A, **RINCONADA MESA**, located on UPPER CANYON CT NW and 67<sup>TH</sup> ST NW and containing approximately 2 acre(s). (F-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

**18. Approval of the Development Review Board Minutes for March 15, 2006. THE DRB MINUTES FOR MARCH 15, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:10 P.M.